HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: November 2016

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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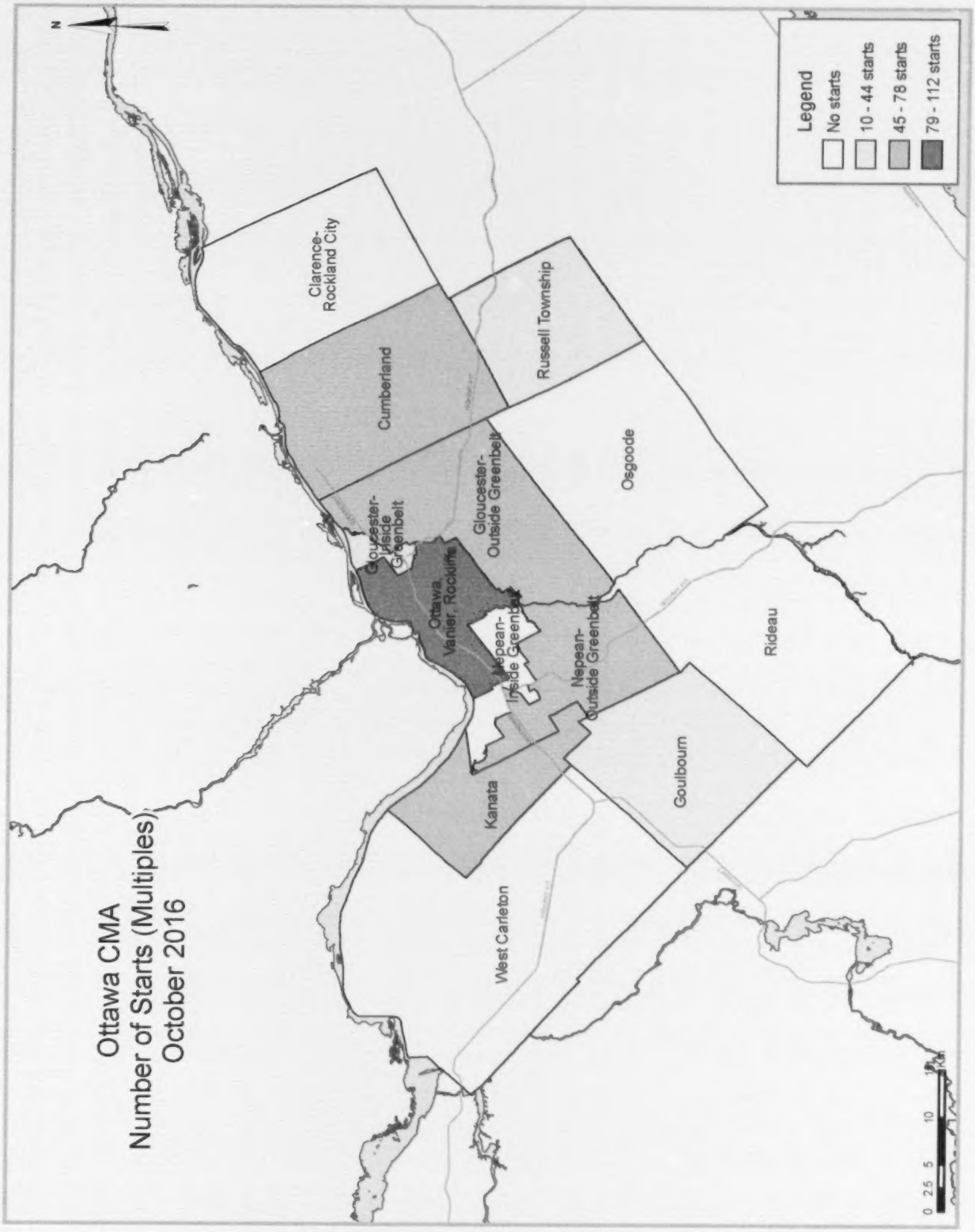
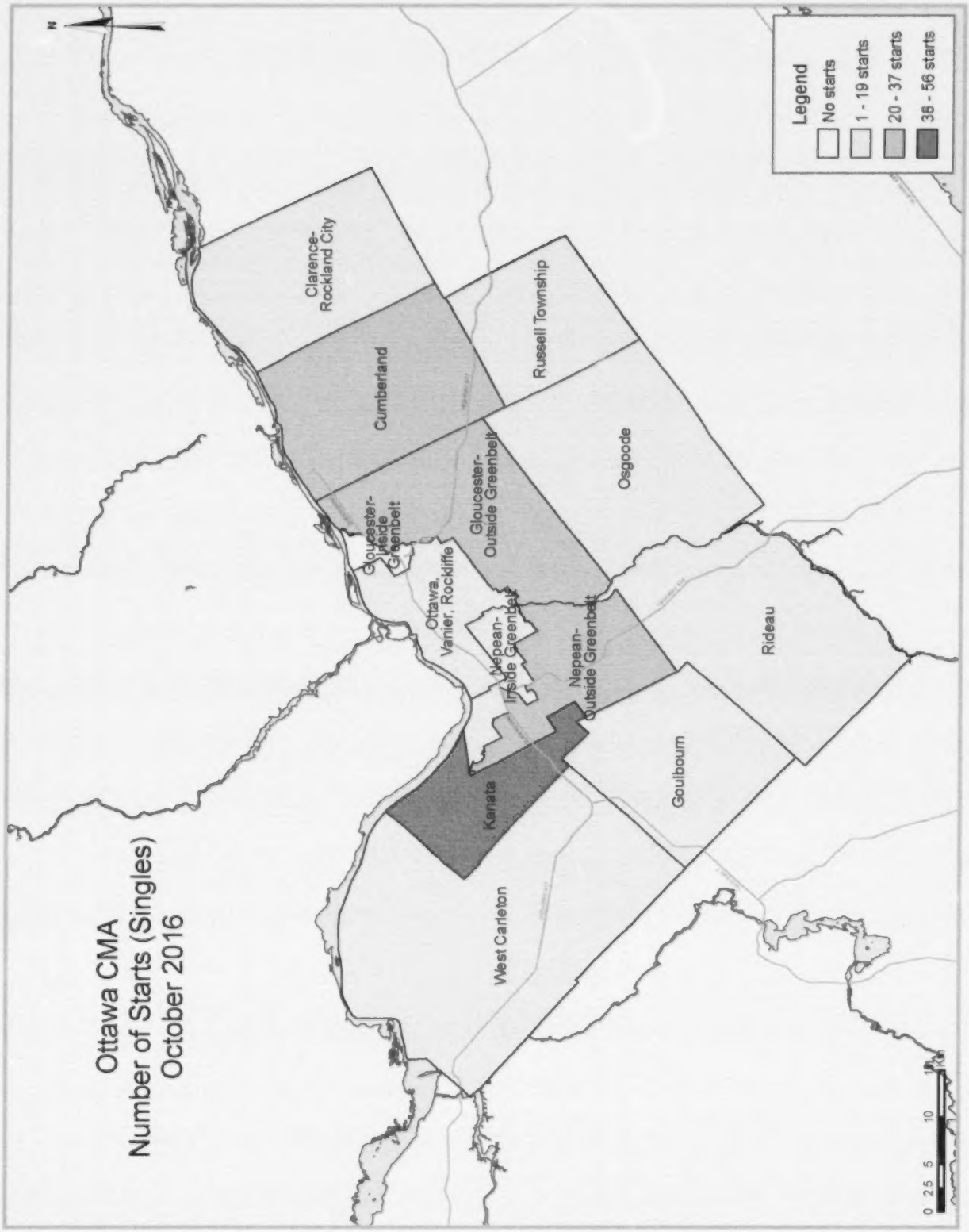
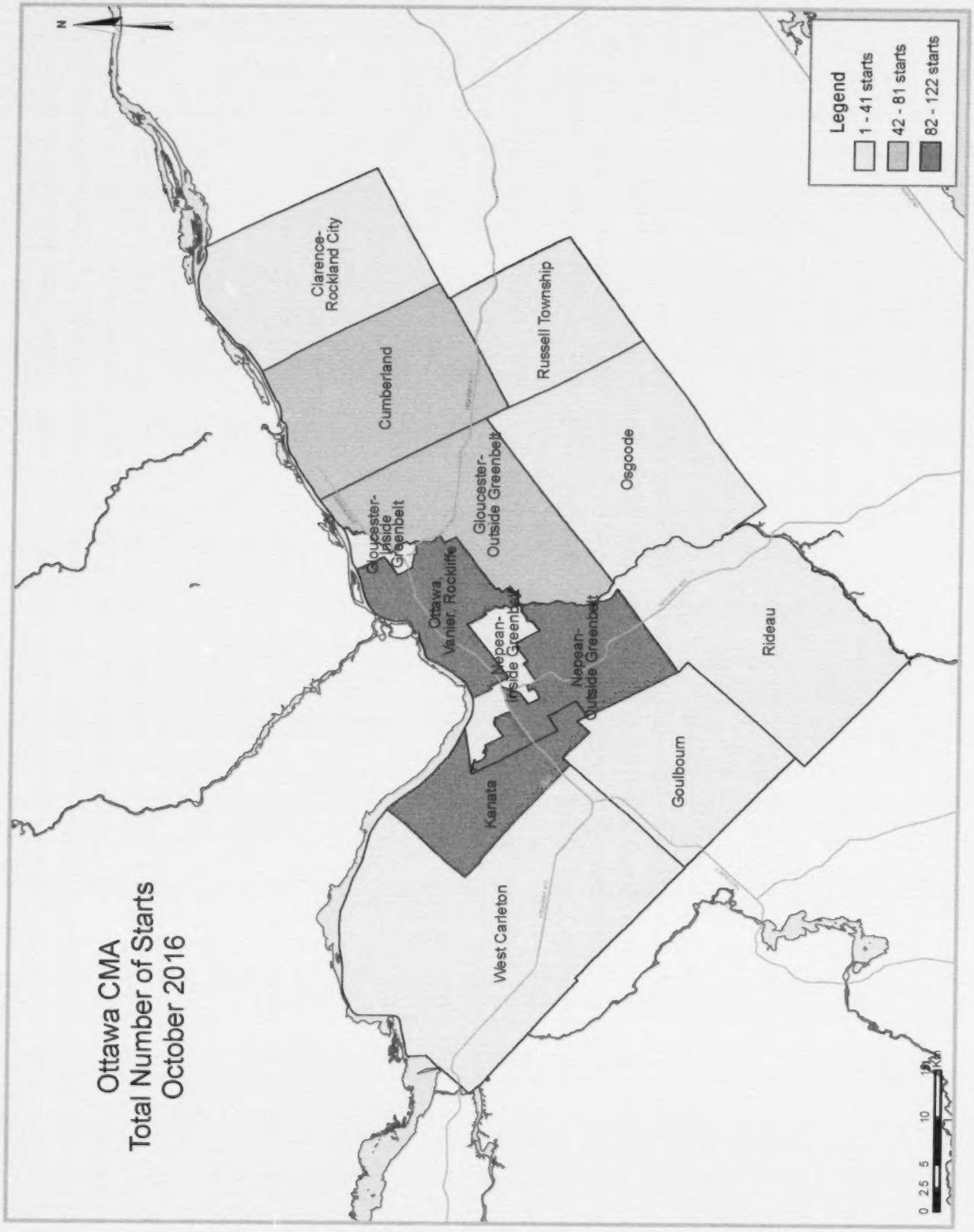
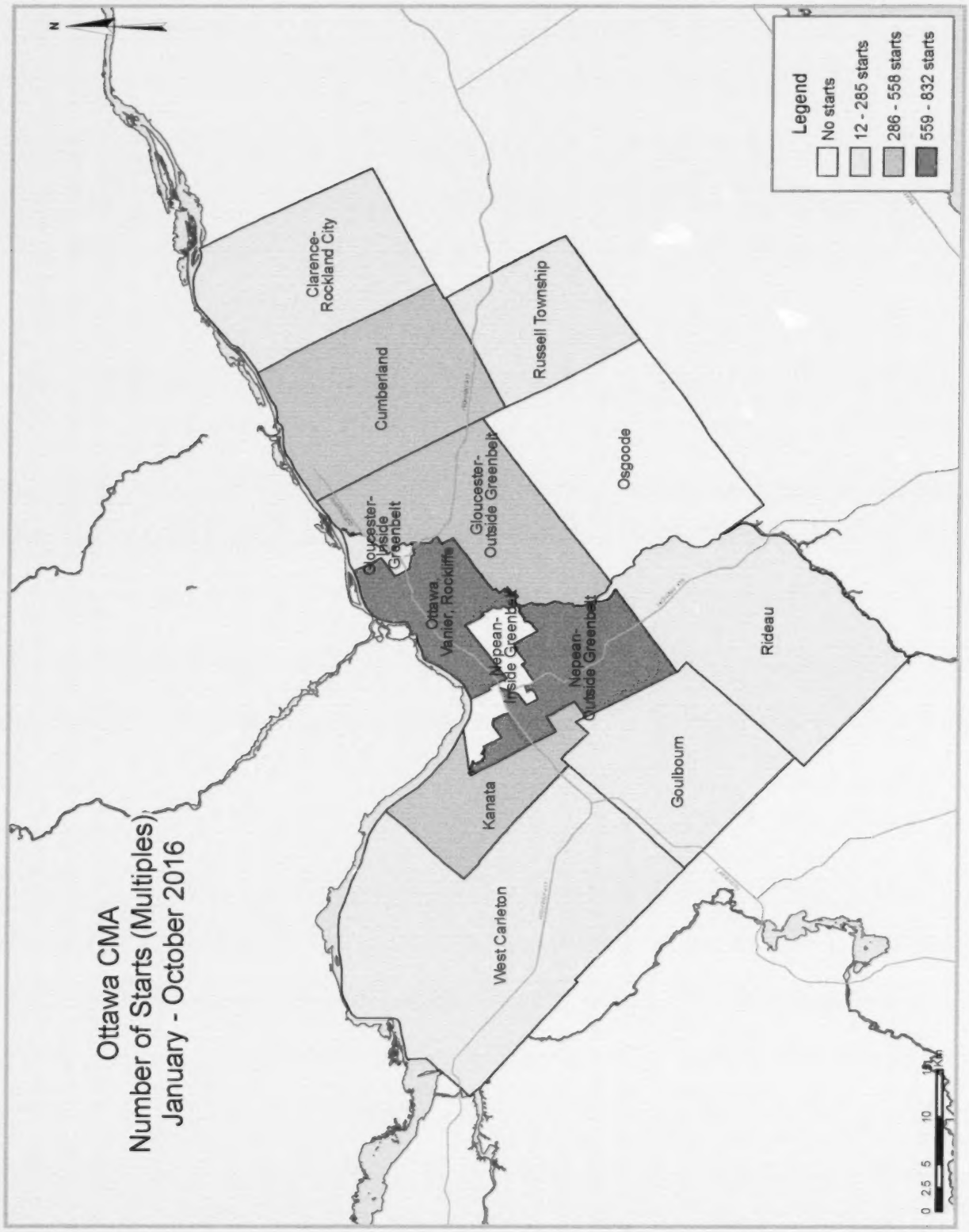
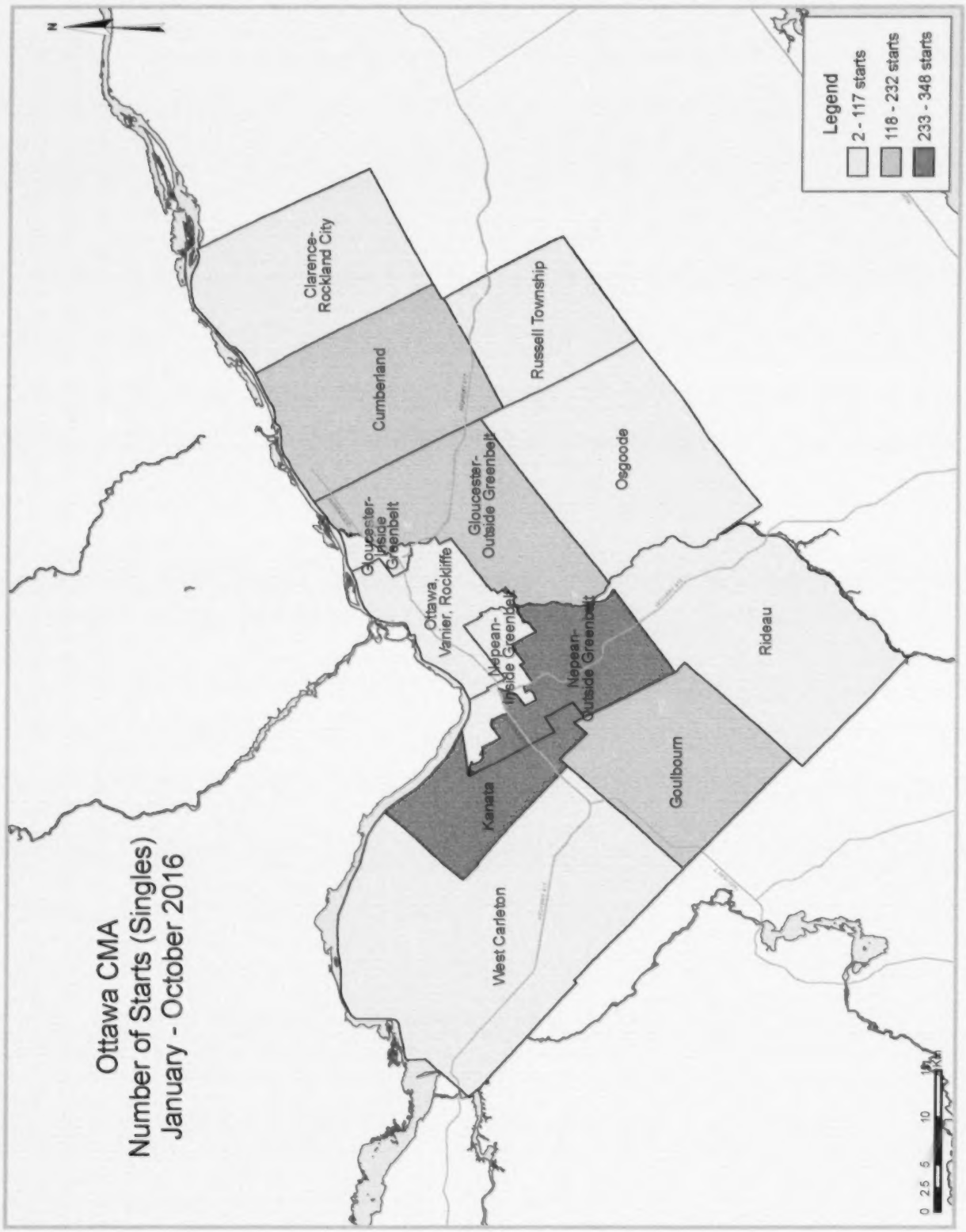
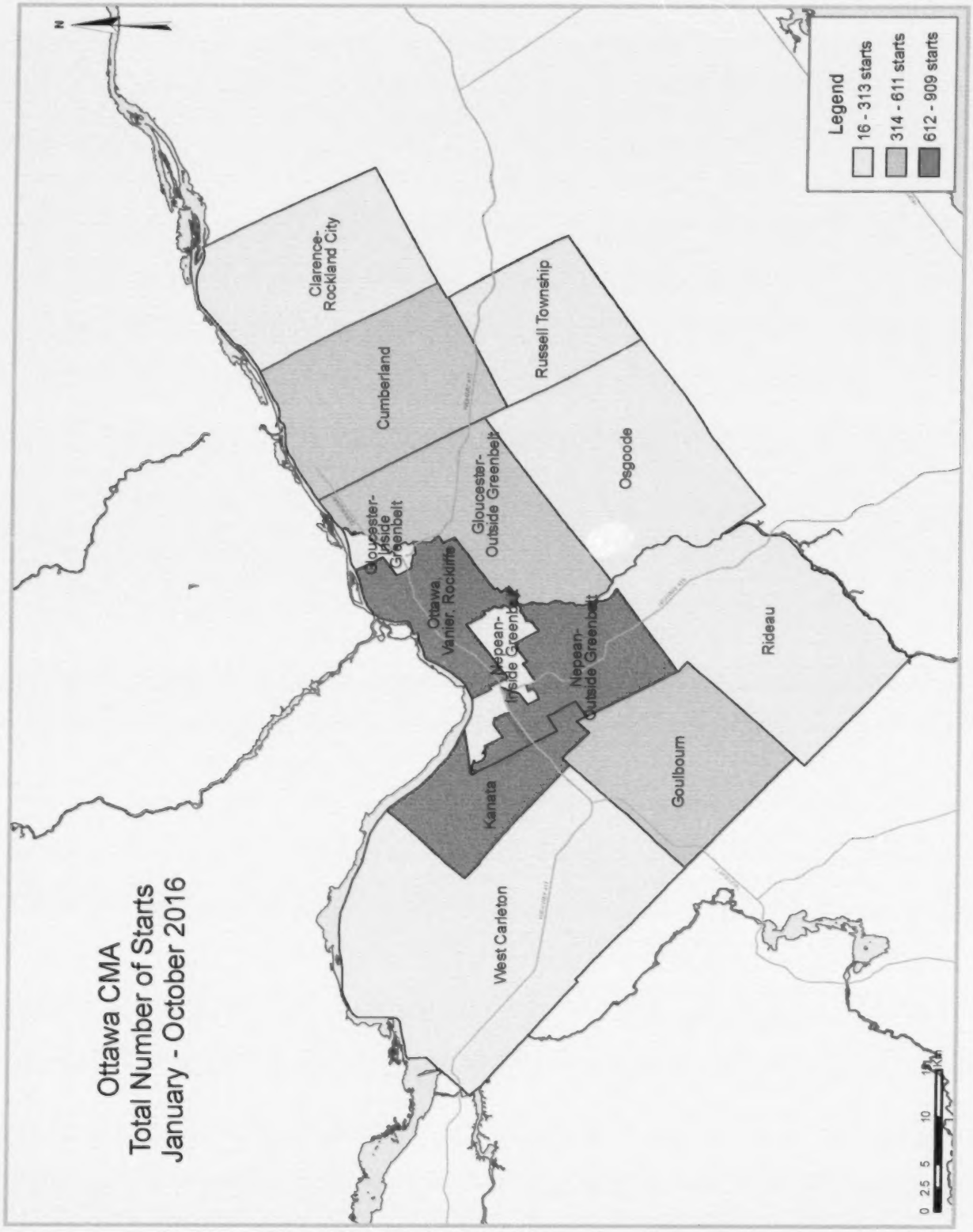

Ottawa CMA
Number of Starts (Multiples)
October 2016
N
Legend
No starts
10 - 44 starts
45 - 78 starts
79 - 112 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
October 2016
Legend
No starts
1 - 19 starts
20 - 37 starts
38 - 56 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15
KM


Ottawa CMA
Total Number of Starts
October 2016
Legend
1 - 41 starts
42 - 81 starts
82 - 122 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - October 2016
N
Legend
No starts
12 - 285 starts
286 - 558 starts
559 - 832 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 KM


Ottawa CMA
Number of Starts (Singles)
January - October 2016
Legend
2 - 117 starts
118 - 232 starts
233 - 348 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - October 2016
Legend
16 - 313 starts
314 - 611 starts
612 - 909 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2016		
Ottawa CMA[1]	September 2016	October 2016
Trend[2]	5,667	6,179
SAAR	8,462	6,937
	October 2015	October 2016
Actual		
October - Single-Detached	160	204
October - Multiples	264	400
October - Total	424	604
January to October - Single-Detached	1,478	1,599
January to October - Multiples	2,318	2,806
January to October - Total	3,796	4,405

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2016	204	30	162	0	12	135	18	43	604
October 2015	160	4	95	0	0	12	8	145	424
% Change	27.5	**	70.5	n/a	n/a	**	125.0	-70.3	42.5
Year-to-date 2016	1,599	188	1,388	0	52	564	98	516	4,405
Year-to-date 2015	1,478	118	954	0	0	776	42	428	3,796
% Change	8.2	59.3	45.5	n/a	n/a	-27.3	133.3	20.6	16.0
UNDER CONSTRUCTION									
October 2016	1,238	184	1,340	0	48	1,357	87	788	5,042
October 2015	1,194	102	974	0	0	1,776	30	849	4,925
% Change	3.7	80.4	37.6	n/a	n/a	-23.6	190.0	-7.2	2.4
COMPLETIONS									
October 2016	156	6	51	0	0	52	12	236	513
October 2015	115	14	103	0	0	42	2	25	301
% Change	35.7	-57.1	-50.5	n/a	n/a	23.8	**	**	70.4
Year-to-date 2016	1,670	110	1,221	0	19	691	51	520	4,282
Year-to-date 2015	1,256	144	1,383	0	4	1,637	48	286	4,758
% Change	33.0	-23.6	-11.7	n/a	**	-57.8	6.3	81.8	-10.0
COMPLETED & NOT ABSORBED									
October 2016	110	24	152	0	8	536	n/a	n/a	830
October 2015	100	35	178	0	2	539	n/a	n/a	854
% Change	10.0	-31.4	-14.6	n/a	**	-0.6	n/a	n/a	-2.8
ABSORBED									
October 2016	166	12	72	0	0	51	n/a	n/a	301
October 2015	102	10	103	0	0	52	n/a	n/a	267
% Change	62.7	20.0	-30.1	n/a	n/a	-1.9	n/a	n/a	12.7
Year-to-date 2016	1,656	111	1,225	0	13	767	n/a	n/a	3,772
Year-to-date 2015	1,228	134	1,281	0	5	1,471	n/a	n/a	4,119
% Change	34.9	-17.2	-4.4	n/a	160.0	-47.9	n/a	n/a	-8.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
October 2016	184	24	158	0	12	135	18	43	574
October 2015	146	2	95	0	0	12	8	145	408
Ottawa, Vanier, Rockcliffe									
October 2016	10	18	0	0	0	73	0	21	122
October 2015	15	2	3	0	0	12	8	145	185
Nepean inside greenbelt									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
October 2016	22	6	33	0	0	36	0	0	97
October 2015	13	0	11	0	0	0	0	0	24
Gloucester inside greenbelt									
October 2016	0	0	0	0	0	0	0	22	22
October 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2016	25	0	38	0	0	0	18	0	81
October 2015	28	0	67	0	0	0	0	0	95
Kanata									
October 2016	56	0	31	0	12	14	0	0	113
October 2015	34	0	7	0	0	0	0	0	41
Cumberland									
October 2016	27	0	42	0	0	12	0	0	81
October 2015	22	0	3	0	0	0	0	0	25
Goulbourn									
October 2016	18	0	14	0	0	0	0	0	32
October 2015	15	0	4	0	0	0	0	0	19
West Carleton									
October 2016	5	0	0	0	0	0	0	0	5
October 2015	6	0	0	0	0	0	0	0	6
Rideau									
October 2016	9	0	0	0	0	0	0	0	9
October 2015	5	0	0	0	0	0	0	0	5
Osgoode									
October 2016	11	0	0	0	0	0	0	0	11
October 2015	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
October 2016	12	0	0	0	0	0	0	0	12
October 2015	9	0	0	0	0	0	0	0	9
Russell Township									
October 2016	8	6	4	0	0	0	0	0	18
October 2015	5	2	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
October 2016	204	30	162	0	12	135	18	43	604
October 2015	160	4	95	0	0	12	8	145	424

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
October 2016	1,148	158	1,309	0	48	1,329	87	788	4,867
October 2015	1,116	86	962	0	0	1,776	30	829	4,799
Ottawa, Vanier, Rockcliffe									
October 2016	85	68	50	0	0	989	21	685	1,898
October 2015	73	38	39	0	0	1,212	29	553	1,944
Nepean inside greenbelt									
October 2016	16	0	0	0	0	60	0	0	76
October 2015	33	0	0	0	0	199	0	0	232
Nepean outside greenbelt									
October 2016	248	36	452	0	0	119	48	77	980
October 2015	184	36	321	0	0	138	0	0	679
Gloucester inside greenbelt									
October 2016	3	0	0	0	0	0	0	22	25
October 2015	0	2	0	0	0	0	0	0	2
Gloucester outside greenbelt									
October 2016	115	6	186	0	20	58	18	0	403
October 2015	167	4	190	0	0	91	0	0	452
Kanata									
October 2016	292	2	295	0	12	57	0	0	658
October 2015	284	4	315	0	0	60	0	268	931
Cumberland									
October 2016	143	10	173	0	16	22	0	0	364
October 2015	123	0	53	0	0	76	0	0	252
Goulbourn									
October 2016	105	32	146	0	0	12	0	3	298
October 2015	146	0	29	0	0	0	0	8	183
West Carleton									
October 2016	31	4	7	0	0	0	0	1	43
October 2015	25	2	15	0	0	0	1	0	43
Rideau									
October 2016	58	0	0	0	0	12	0	0	70
October 2015	30	0	0	0	0	0	0	0	30
Osgoode									
October 2016	52	0	0	0	0	0	0	0	52
October 2015	51	0	0	0	0	0	0	0	51
Clarence-Rockland City									
October 2016	49	2	10	0	0	0	0	0	61
October 2015	33	0	0	0	0	0	0	20	53
Russell Township									
October 2016	41	24	21	0	0	28	0	0	114
October 2015	45	16	12	0	0	0	0	0	73
Ottawa-Gatineau CMA (Ontario portion)									
October 2016	1,238	184	1,340	0	48	1,357	87	788	5,042
October 2015	1,194	102	974	0	0	1,776	30	849	4,925

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
October 2016	140	6	51	0	0	52	12	236	497
October 2015	91	12	103	0	0	12	2	25	245
Ottawa, Vanier, Rockcliffe									
October 2016	4	4	0	0	0	52	0	186	246
October 2015	7	10	4	0	0	0	2	25	48
Nepean inside greenbelt									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
October 2016	20	2	6	0	0	0	0	0	28
October 2015	1	2	0	0	0	12	0	0	15
Gloucester inside greenbelt									
October 2016	0	0	0	0	0	0	0	22	22
October 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2016	22	0	36	0	0	0	12	28	98
October 2015	49	0	42	0	0	0	0	0	91
Kanata									
October 2016	15	0	0	0	0	0	0	0	15
October 2015	14	0	21	0	0	0	0	0	35
Cumberland									
October 2016	59	0	3	0	0	0	0	0	62
October 2015	16	0	36	0	0	0	0	0	52
Goulbourn									
October 2016	14	0	6	0	0	0	0	0	20
October 2015	0	0	0	0	0	0	0	0	0
West Carleton									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	0	0	0	0	0	0	0	0	0
Rideau									
October 2016	2	0	0	0	0	0	0	0	2
October 2015	1	0	0	0	0	0	0	0	1
Osgoode									
October 2016	3	0	0	0	0	0	0	0	3
October 2015	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
October 2016	9	0	0	0	0	0	0	0	9
October 2015	7	0	0	0	0	0	0	0	7
Russell Township									
October 2016	7	0	0	0	0	0	0	0	7
October 2015	17	2	0	0	0	30	0	0	49
Ottawa-Gatineau CMA (Ontario portion)									
October 2016	156	6	51	0	0	52	12	236	513
October 2015	115	14	103	0	0	42	2	25	301

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
October 2016	93	24	148	0	8	534	n/a	n/a	807
October 2015	87	34	178	0	2	522	n/a	n/a	823
Ottawa, Vanier, Rockcliffe									
October 2016	4	15	0	0	2	393	n/a	n/a	414
October 2015	3	14	4	0	2	439	n/a	n/a	462
Nepean inside greenbelt									
October 2016	0	0	0	0	0	48	n/a	n/a	48
October 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
October 2016	15	3	33	0	0	25	n/a	n/a	76
October 2015	13	11	71	0	0	22	n/a	n/a	117
Gloucester inside greenbelt									
October 2016	0	0	0	0	0	3	n/a	n/a	3
October 2015	0	0	0	0	0	25	n/a	n/a	25
Gloucester outside greenbelt									
October 2016	24	0	65	0	6	39	n/a	n/a	134
October 2015	32	0	51	0	0	28	n/a	n/a	111
Kanata									
October 2016	20	0	18	0	0	2	n/a	n/a	40
October 2015	26	3	29	0	0	3	n/a	n/a	61
Cumberland									
October 2016	10	0	13	0	0	14	n/a	n/a	37
October 2015	4	0	18	0	0	3	n/a	n/a	25
Goulbourn									
October 2016	19	6	17	0	0	10	n/a	n/a	52
October 2015	9	3	5	0	0	2	n/a	n/a	19
West Carleton									
October 2016	0	0	2	0	0	0	n/a	n/a	2
October 2015	0	1	0	0	0	0	n/a	n/a	1
Rideau									
October 2016	1	0	0	0	0	0	n/a	n/a	1
October 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	2	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
October 2016	5	0	3	0	0	0	n/a	n/a	8
October 2015	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
October 2016	12	0	1	0	0	2	n/a	n/a	15
October 2015	9	1	0	0	0	17	n/a	n/a	27
Ottawa-Gatineau CMA (Ontario portion)									
October 2016	110	24	152	0	8	536	n/a	n/a	830
October 2015	100	35	178	0	2	539	n/a	n/a	854

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
October 2016	149	11	72	0	0	51	n/a	n/a	283
October 2015	81	8	103	0	0	38	n/a	n/a	230
Ottawa, Vanier, Rockcliffe									
October 2016	3	6	0	0	0	40	n/a	n/a	49
October 2015	7	5	2	0	0	28	n/a	n/a	42
Nepean inside greenbelt									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
October 2016	20	4	23	0	0	11	n/a	n/a	58
October 2015	0	2	2	0	0	8	n/a	n/a	12
Gloucester inside greenbelt									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
October 2016	28	0	36	0	0	0	n/a	n/a	64
October 2015	42	0	33	0	0	1	n/a	n/a	76
Kanata									
October 2016	17	0	4	0	0	0	n/a	n/a	21
October 2015	13	1	24	0	0	0	n/a	n/a	38
Cumberland									
October 2016	56	0	4	0	0	0	n/a	n/a	60
October 2015	15	0	42	0	0	1	n/a	n/a	58
Goulbourn									
October 2016	18	1	5	0	0	0	n/a	n/a	24
October 2015	0	0	0	0	0	0	n/a	n/a	0
West Carleton									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	0	0	0	0	0	0	n/a	n/a	0
Rideau									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
October 2016	3	0	0	0	0	0	n/a	n/a	3
October 2015	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
October 2016	10	0	0	0	0	0	n/a	n/a	10
October 2015	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
October 2016	7	1	0	0	0	0	n/a	n/a	8
October 2015	15	2	0	0	0	14	n/a	n/a	31
Ottawa-Gatineau CMA (Ontario portion)									
October 2016	166	12	72	0	0	51	n/a	n/a	301
October 2015	102	10	103	0	0	52	n/a	n/a	267

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Ottawa City	184	146	24	4	188	101	178	157	574	408	40.7
Ottawa, Vanier, Rockcliffe	10	15	18	4	0	9	94	157	122	185	-34.1
Nepean inside greenbelt	1	1	0	0	0	0	0	0	1	1	0.0
Nepean outside greenbelt	22	13	6	0	33	11	36	0	97	24	**
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	25	28	0	0	56	67	0	0	81	95	-14.7
Kanata	56	34	0	0	43	7	14	0	113	41	175.6
Cumberland	27	22	0	0	42	3	12	0	81	25	**
Goulbourn	18	15	0	0	14	4	0	0	32	19	68.4
West Carleton	5	6	0	0	0	0	0	0	5	6	-16.7
Rideau	9	5	0	0	0	0	0	0	9	5	80.0
Osgoode	11	7	0	0	0	0	0	0	11	7	57.1
Clarence-Rockland City	12	9	0	0	0	0	0	0	12	9	33.3
Russell Township	8	5	6	2	4	0	0	0	18	7	157.1
Ottawa-Gatineau CMA (Ontario Portion)	204	160	30	6	192	101	178	157	604	424	42.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,444	1,329	168	123	1,480	948	1,062	1,154	4,154	3,554	16.9
Ottawa, Vanier, Rockcliffe	77	78	82	68	38	33	712	978	909	1,157	-21.4
Nepean inside greenbelt	16	33	0	0	0	0	0	0	16	33	-51.5
Nepean outside greenbelt	278	232	28	40	436	330	148	84	890	686	29.7
Gloucester inside greenbelt	2	0	0	2	0	0	44	0	46	2	**
Gloucester outside greenbelt	190	262	6	6	314	222	24	80	534	570	-6.3
Kanata	348	325	2	4	296	253	57	12	703	594	18.4
Cumberland	232	149	14	0	269	81	22	0	537	230	133.5
Goulbourn	160	151	32	0	120	25	18	0	330	176	87.5
West Carleton	26	24	4	3	7	4	1	0	38	31	22.6
Rideau	59	25	0	0	0	0	36	0	95	25	**
Osgoode	56	50	0	0	0	0	0	0	56	50	12.0
Clarence-Rockland City	82	62	2	0	13	3	0	20	97	85	14.1
Russell Township	73	87	28	28	22	12	31	30	154	157	-1.9
Ottawa-Gatineau CMA (Ontario Portion)	1,599	1,478	198	151	1,515	963	1,093	1,204	4,405	3,796	16.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Ottawa City	170	95	18	6	135	12	43	145
Ottawa, Vanier, Rockcliffe	0	3	0	6	73	12	21	145
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	33	11	0	0	36	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	38	67	18	0	0	0	0	0
Kanata	43	7	0	0	14	0	0	0
Cumberland	42	3	0	0	12	0	0	0
Goulbourn	14	4	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	4	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	174	95	18	6	135	12	43	145

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,392	939	88	9	546	746	516	408
Ottawa, Vanier, Rockcliffe	24	24	14	9	324	570	388	408
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	388	330	48	0	71	84	77	0
Gloucester inside greenbelt	0	0	0	0	0	0	44	0
Gloucester outside greenbelt	288	222	26	0	24	80	0	0
Kanata	296	253	0	0	57	12	0	0
Cumberland	269	81	0	0	22	0	0	0
Goulbourn	120	25	0	0	12	0	6	0
West Carleton	7	4	0	0	0	0	1	0
Rideau	0	0	0	0	36	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	13	3	0	0	0	0	0	20
Russell Township	22	12	0	0	31	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,427	954	88	9	577	776	516	428

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Ottawa City	366	243	147	12	61	153	574	408
Ottawa, Vanier, Rockcliffe	28	20	73	12	21	153	122	185
Nepean inside greenbelt	1	1	0	0	0	0	1	1
Nepean outside greenbelt	61	24	36	0	0	0	97	24
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	63	95	0	0	18	0	81	95
Kanata	87	41	26	0	0	0	113	41
Cumberland	69	25	12	0	0	0	81	25
Goulbourn	32	19	0	0	0	0	32	19
West Carleton	5	6	0	0	0	0	5	6
Rideau	9	5	0	0	0	0	9	5
Osgoode	11	7	0	0	0	0	11	7
Clarence-Rockland City	12	9	0	0	0	0	12	9
Russell Township	18	7	0	0	0	0	18	7
Ottawa-Gatineau CMA (Ontario Portion)	396	259	147	12	61	153	604	424

Table 2.5: Starts by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	2,952	2,360	588	746	614	448	4,154	3,554
Ottawa, Vanier, Rockcliffe	173	144	324	570	412	443	909	1,157
Nepean inside greenbelt	16	33	0	0	0	0	16	33
Nepean outside greenbelt	694	602	71	84	125	0	890	686
Gloucester inside greenbelt	2	2	0	0	44	0	46	2
Gloucester outside greenbelt	460	486	48	80	26	4	534	570
Kanata	634	582	69	12	0	0	703	594
Cumberland	509	230	28	0	0	0	537	230
Goulbourn	312	176	12	0	6	0	330	176
West Carleton	37	30	0	0	1	1	38	31
Rideau	59	25	36	0	0	0	95	25
Osgoode	56	50	0	0	0	0	56	50
Clarence-Rockland City	97	65	0	0	0	20	97	85
Russell Township	126	125	28	30	0	2	154	157
Ottawa-Gatineau CMA (Ontario Portion)	3,175	2,550	616	776	614	470	4,405	3,796

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Ottawa City	140	91	6	14	63	103	288	37	497	245	102.9
Ottawa, Vanier, Rockcliffe	4	7	4	12	0	4	238	25	246	48	**
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	20	1	2	2	6	0	0	12	28	15	86.7
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	22	49	0	0	48	42	28	0	98	91	7.7
Kanata	15	14	0	0	0	21	0	0	15	35	-57.1
Cumberland	59	16	0	0	3	36	0	0	62	52	19.2
Goulbourn	14	0	0	0	6	0	0	0	20	0	n/a
West Carleton	1	0	0	0	0	0	0	0	1	0	n/a
Rideau	2	1	0	0	0	0	0	0	2	1	100.0
Osgoode	3	1	0	0	0	0	0	0	3	1	200.0
Clarence-Rockland City	9	7	0	0	0	0	0	0	9	7	28.6
Russell Township	7	17	0	2	0	0	0	30	7	49	-85.7
Ottawa-Gatineau CMA (Ontario Portion)	156	115	6	16	63	103	288	67	513	301	70.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,547	1,116	126	175	1,245	1,376	1,191	1,865	4,109	4,532	-9.3
Ottawa, Vanier, Rockcliffe	71	56	74	90	22	42	872	1,461	1,039	1,649	-37.0
Nepean inside greenbelt	9	14	0	2	0	0	0	0	9	16	-43.8
Nepean outside greenbelt	260	244	24	32	301	461	102	56	687	793	-13.4
Gloucester inside greenbelt	2	2	0	0	0	0	22	22	24	24	0.0
Gloucester outside greenbelt	241	223	6	6	332	262	80	125	659	616	7.0
Kanata	417	352	0	9	301	281	12	201	730	843	-13.4
Cumberland	185	93	4	18	198	170	76	0	463	281	64.8
Goulbourn	258	30	18	6	83	14	27	0	386	50	**
West Carleton	22	18	0	8	8	146	0	0	30	172	-82.6
Rideau	32	20	0	0	0	0	0	0	32	20	60.0
Osgoode	50	64	0	4	0	0	0	0	50	68	-26.5
Clarence-Rockland City	61	71	0	2	3	11	20	12	84	96	-12.5
Russell Township	63	69	16	12	10	0	0	49	89	130	-31.5
Ottawa-Gatineau CMA (Ontario Portion)	1,671	1,256	142	189	1,258	1,387	1,211	1,926	4,282	4,758	-10.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Ottawa City	51	103	12	0	52	12	236	25
Ottawa, Vanier, Rockcliffe	0	4	0	0	52	0	186	25
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	6	0	0	0	0	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	36	42	12	0	0	0	28	0
Kanata	0	21	0	0	0	0	0	0
Cumberland	3	36	0	0	0	0	0	0
Goulbourn	6	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	51	103	12	0	52	42	236	25

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,227	1,373	18	3	691	1,579	500	286
Ottawa, Vanier, Rockcliffe	16	39	6	3	425	1,389	447	72
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	301	461	0	0	102	31	0	25
Gloucester inside greenbelt	0	0	0	0	0	22	22	0
Gloucester outside greenbelt	320	262	12	0	52	125	28	0
Kanata	301	281	0	0	12	12	0	189
Cumberland	198	170	0	0	76	0	0	0
Goulbourn	83	14	0	0	24	0	3	0
West Carleton	8	146	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	11	0	0	0	12	20	0
Russell Township	10	0	0	0	0	49	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,240	1,384	18	3	691	1,640	520	286

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Ottawa City	197	206	52	12	248	27	497	245
Ottawa, Vanier, Rockcliffe	8	21	52	0	186	27	246	48
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	28	3	0	12	0	0	28	15
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	58	91	0	0	40	0	98	91
Kanata	15	35	0	0	0	0	15	35
Cumberland	62	52	0	0	0	0	62	52
Goulbourn	20	0	0	0	0	0	20	0
West Carleton	1	0	0	0	0	0	1	0
Rideau	2	1	0	0	0	0	2	1
Osgoode	3	1	0	0	0	0	3	1
Clarence-Rockland City	9	7	0	0	0	0	9	7
Russell Township	7	19	0	30	0	0	7	49
Ottawa-Gatineau CMA (Ontario Portion)	213	232	52	42	248	27	513	301

Table 3.5: Completions by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	2,848	2,620	710	1,580	551	332	4,109	4,532
Ottawa, Vanier, Rockcliffe	128	150	425	1,390	486	109	1,039	1,649
Nepean inside greenbelt	9	14	0	0	0	2	9	16
Nepean outside greenbelt	585	737	102	31	0	25	687	793
Gloucester inside greenbelt	2	2	0	22	22	0	24	24
Gloucester outside greenbelt	548	487	71	125	40	4	659	616
Kanata	718	641	12	12	0	190	730	843
Cumberland	387	281	76	0	0	0	463	281
Goulbourn	359	50	24	0	3	0	386	50
West Carleton	30	170	0	0	0	2	30	172
Rideau	32	20	0	0	0	0	32	20
Osgoode	50	68	0	0	0	0	50	68
Clarence-Rockland City	64	84	0	12	20	0	84	96
Russell Township	89	79	0	49	0	2	89	130
Ottawa-Gatineau CMA (Ontario Portion)	3,001	2,783	710	1,641	571	334	4,282	4,758

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
October 2016	4	2.9	35	25.7	65	47.8	7	5.1	25	18.4	136	-	513,382
October 2015	2	2.8	19	26.4	28	38.9	11	15.3	12	16.7	72	505,000	524,914
Year-to-date 2016	12	0.9	422	31.7	495	37.2	128	9.6	275	20.6	1,332	500,000	525,415
Year-to-date 2015	12	1.3	290	31.5	351	38.1	110	11.9	159	17.2	922	495,000	516,886
Ottawa, Vanier, Rockcliffe													
October 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	1	4.5	0	0.0	1	4.5	0	0.0	20	90.9	22	-	-
Year-to-date 2015	0	0.0	1	4.8	0	0.0	0	0.0	20	95.2	21	-	-
Nepean inside greenbelt													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Nepean outside greenbelt													
October 2016	3	15.0	7	35.0	7	35.0	0	0.0	3	15.0	20	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	6	2.4	83	33.1	90	35.9	27	10.8	45	17.9	251	-	519,069
Year-to-date 2015	6	2.5	64	26.3	109	44.9	39	16.0	25	10.3	243	440,000	500,171
Gloucester inside greenbelt													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
October 2016	0	0.0	0	0.0	20	74.1	1	3.7	6	22.2	27	-	536,897
October 2015	0	0.0	12	29.3	19	46.3	7	17.1	3	7.3	41	500,000	502,376
Year-to-date 2016	1	0.5	47	21.5	103	47.0	24	11.0	44	20.1	219	560,000	519,584
Year-to-date 2015	1	0.6	44	24.3	101	55.8	21	11.6	14	7.7	181	500,000	513,962
Kanata													
October 2016	0	0.0	2	13.3	3	20.0	2	13.3	8	53.3	15	-	601,288
October 2015	0	0.0	1	7.7	6	46.2	2	15.4	4	30.8	13	-	-
Year-to-date 2016	1	0.2	134	32.7	107	26.1	46	11.2	122	29.8	410	-	561,469
Year-to-date 2015	1	0.3	138	40.1	99	28.8	38	11.0	68	19.8	344	-	532,323
Cumberland													
October 2016	0	0.0	22	43.1	28	54.9	1	2.0	0	0.0	51	-	-
October 2015	2	15.4	5	38.5	3	23.1	2	15.4	1	7.7	13	-	-
Year-to-date 2016	2	1.2	72	43.1	80	47.9	10	6.0	3	1.8	167	-	459,652
Year-to-date 2015	4	5.1	32	41.0	31	39.7	6	7.7	5	6.4	78	-	456,216
Goulbourn													
October 2016	1	5.6	4	22.2	6	33.3	3	16.7	4	22.2	18	-	492,092
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	0.4	85	36.5	108	46.4	16	6.9	23	9.9	233	-	519,266
Year-to-date 2015	0	0.0	3	15.8	7	36.8	3	15.8	6	31.6	19	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rideau													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	4	28.6	3	21.4	7	50.0	14	-	-
Year-to-date 2015	0	0.0	0	0.0	2	20.0	2	20.0	6	60.0	10	-	-
Osgoode													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	8.3	1	8.3	1	8.3	9	75.0	12	-	-
Year-to-date 2015	0	0.0	8	36.4	2	9.1	1	4.5	11	50.0	22	-	559,330
Clarence-Rockland City													
October 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
October 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	8	28.6	18	64.3	2	7.1	0	0.0	0	0.0	28	-	374,136
Year-to-date 2015	12	28.6	28	66.7	2	4.8	0	0.0	0	0.0	42	-	363,581
Russell Township													
October 2016	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	-	-
October 2015	0	0.0	10	90.9	1	9.1	0	0.0	0	0.0	11	-	-
Year-to-date 2016	13	21.7	45	75.0	2	3.3	0	0.0	0	0.0	60	-	375,043
Year-to-date 2015	6	10.3	44	75.9	7	12.1	0	0.0	1	1.7	58	-	386,731
Ottawa-Gatineau CMA (Ontario portion)													
October 2016	8	5.5	39	26.9	66	45.5	7	4.8	25	17.2	145	475,000	504,194
October 2015	2	2.4	30	35.7	29	34.5	11	13.1	12	14.3	84	480,000	507,915
Year-to-date 2016	33	2.3	485	34.2	499	35.1	128	9.0	275	19.4	1,420	480,000	510,421
Year-to-date 2015	30	2.9	362	35.4	360	35.2	110	10.8	160	15.7	1,022	475,000	503,376

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2016						
Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	513,382	524,914	-2.2	525,415	516,886	1.7
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	519,069	500,171	3.8
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	536,897	502,376	6.9	519,584	513,962	1.1
Kanata	601,288	-	n/a	561,469	532,323	5.5
Cumberland	-	-	n/a	459,652	456,216	0.8
Goulbourn	492,092	-	n/a	519,266	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	-	-	n/a	374,136	363,581	2.9
Russell Township	-	-	n/a	375,043	386,731	-3.0
Ottawa-Gatineau CMA (Ontario Portion)	504,194	507,915	-0.7	510,421	503,376	1.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

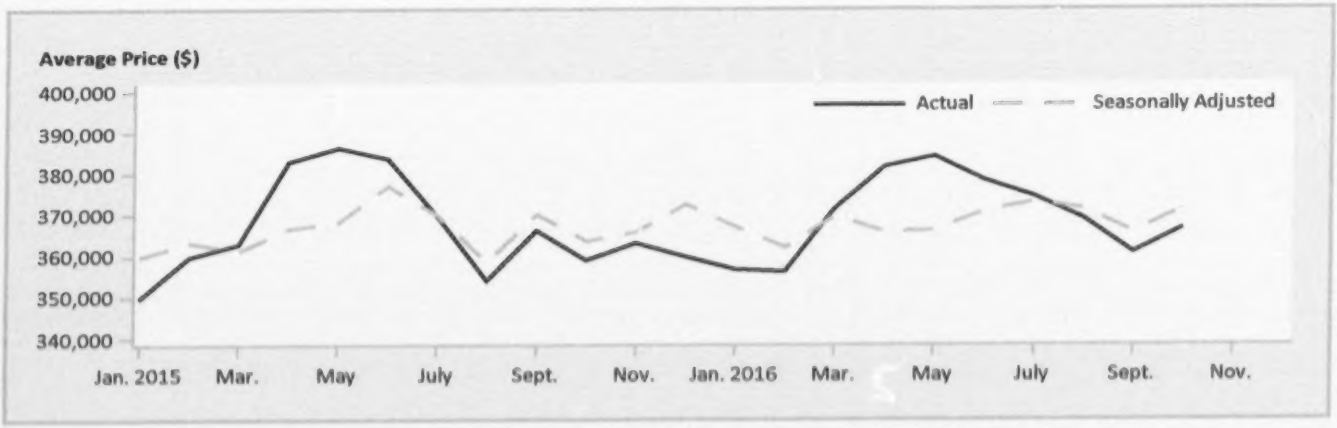


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

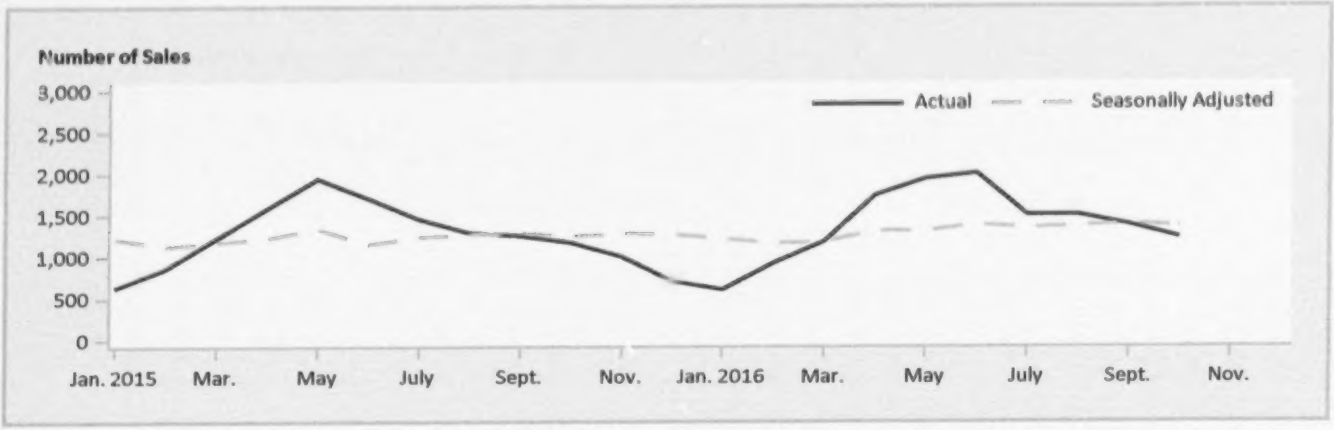
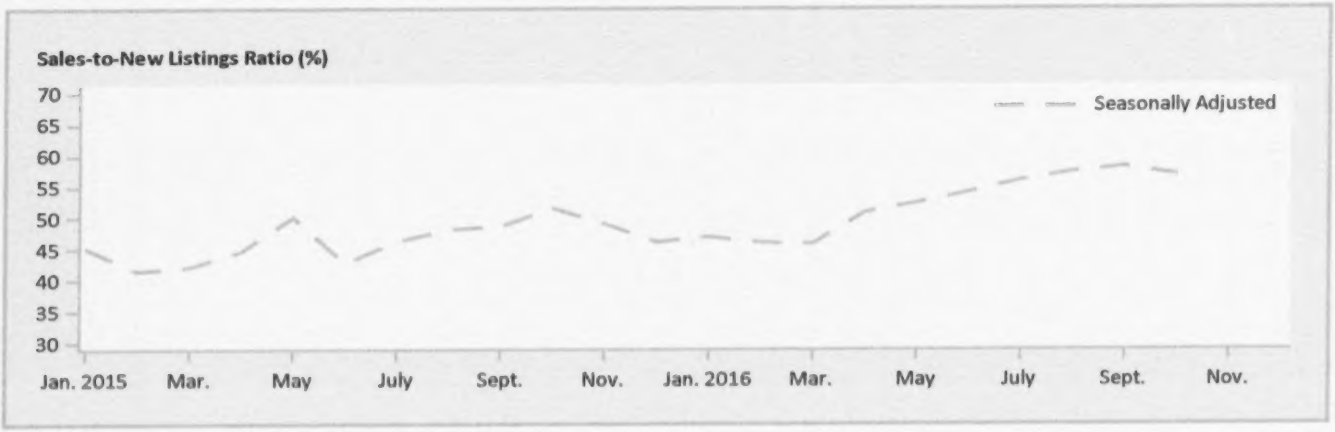


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
October 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64	113.6	127.5	538	6.8	69.4	1,057
	April	561	3.14	4.64	113.5	128.1	539	7.1	69.6	1,077
	May	561	3.14	4.64	113.8	128.7	542	6.8	69.8	1,090
	June	561	3.14	4.64	114.0	128.8	544	6.7	69.8	1,095
	July	567	3.14	4.74	114.0	128.7	546	6.3	69.7	1,094
	August	567	3.14	4.74	114.0	128.2	545	6.1	69.4	1,094
	September	561	3.14	4.64	114.0	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64		128.8	546	5.9	69.1	1,087
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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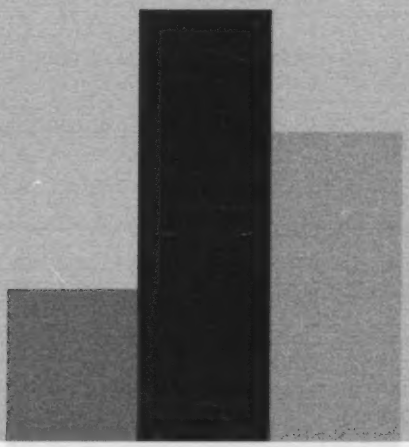

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